

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

JUNE 11, 2015 (6PM)

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:04pm.

Board Members present:

Joe Mora, Howard Lange, Jaime Escobedo.

(Board members absent was Cathy Leyva).

Owners in attendance: Ashley Flores #341, new owner of #127.

Management: James Nguyen from Bartlein & Company., Inc.

Ms. Tiffany Merlo of Bustamante & Willis Insurance Agency.

Insurance Agent, Tiffany Merlo, reviewed the current insurance coverage and answered Board's questions. Recommended to Board to increase coverage to \$225/sq ft. She will provide quotes for various amounts to Board for consideration.

Owners requests:

Ashley Flores of #341 - returned from last month. She would like to have exchange soft water tank for medical purposes (provided note from doctor) and currently, the tank is sitting outside next to the row of pressure regulators by #241 front door. Rayne Water will not deliver into unit so tank needs to be outside. Board approved to do once Joe meets with her and/or Rayne to have tank installed behind the nearby staircase with pipe buried under ground. Owner to restore area where exchange tank was.

Ferda Reinstead, new owner of 7634 #127, had planted some Eugenias outside of front patio without proper authorization. Joe will check and, most likely replace, when it's time to renovate landscape at this building. In the meantime, plants can remain for now.

Meeting Minutes: The **May 14, 2015, Meeting minutes** were **approved** as presented. (Howard moved & Joe seconded).

Treasurer's Report

	May 2015	
	May-15	YTD
Total Income	64,147.90	336,622.71
Operating Expenditures	33,837.90	175,104.34
Reserve Expenditures	1,175.00	8,148.84
Total Expenditures	35,012.90	183,253.18
Transfer to Reserve	29,135.00	182,735.53
Transfer from Reserve	0.00	30,990.00
Total in Savings	1,794,186.69	
Total Assets	1,816,691.39	

Due from Unit Owners: \$17,504.70

Operating Expenses are approximately 1.5+% below budget schedule. The Treasurer's Report was unanimously **accepted** as presented. (Joe moved & Howard seconded).

Joe M. reported leak found under Bldg 7630 from a supply line of a unit. Unit owner was notified. Split rail fence by 7634 needs to be repaired. Rebate of \$2,000 received from Goleta Water District. Renovation and conversion to drip system at 7626 & 7624 and 7636 in progress. Possible more rebate funds available from GWD.

Old Business

Items addressed:

- **Gutters & downspouts:** James and Craig met with Action Roofing re the gutter work at 7626 #331. Situation rectified. Needs to be painted.
- **Social events:** tabled. Howard would like to establish a welcoming committee.
- **Insurance coverage:** Board will review proposal.
- **Reviewing & updating governing documents:** Craig has spoken with about 7 attorneys and recommended The Egenolf Group. Their proposal for a flat \$4K fee with a deposit of \$2K. Joe moved & Jaime seconded to accept their proposal. Unanimous.
- **Marborg free pick up:** Marborg to deliver large dumpster (6/12/15 - 6/16/15) in Phase 3 Parking.
- **Unit #341 water exchange tank:** see above.
- **Exercise Room equipment check up:** Mark's Fitness was scheduled to do earlier today.
- **Handicapped space in Phase #I:** James to check note sent to #256 when the original request was made by Unit owner. Owner had mentioned that at the end of the month, he will no longer need this parking space. There's another resident in Phase I that uses space that has a handicapped tag.

New Business

Items addressed:

- **Front door at #225:** unauthorized as it has too much glass surface. Next newsletter to include an article about unauthorized modifications noted and Board will ask unit owners to rectify situation.
- **Companion pet at #116:** Board received letter from a VA doctor prescribing a pet for companion and emotional support dog. Board unanimously approved subject to pet proper behavior.
- **Parking:** see handicapped parking above.
- **Recording liens:** none at this time.
- **Summary of last month Executive Session:** litigation re trip & fall case.

At this time, the Board convened in Executive Session re litigation.

The meeting was **adjourned** at around 7:42 pm.

The next Board meeting is scheduled for Thursday, July 9, 2015, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.